

Wilson Partners

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 Rupert Street Broadford

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$260,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$376,500

*House

X

*Unit

Suburb
or locality

Broadford

Period - From

01/01/2015

to

13/07/2018

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 22 Oak Street Seymour	\$330,000	11/04/2018
2 2761 Whittlesea Yea Road Flowerdale	\$265,000	11/04/2018
3 410 Sunday Creek Road Broadford	\$290,000	13/07/2015